

45-08-07-455-048.000-004

D&L Associates LLC

3514 W 20TH PL

510, 1 Family Dwell - Platted Lot

Neighborhood- 2545

1/2

General Information

Parcel Number 45-08-07-455-048.000-004
Local Parcel Number 001-25-46-0005-0045

Tax ID:

Routing Number J46-005

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Lake

Township CALUMET TOWNSHIP

District 004 (Local 004 )
Gary Corp - Calumet Twp - Gary Sc

School Corp 4690
GARY COMMUNITY

Neighborhood 2545-004
Neighborhood- 2545

Section/Plat

Location Address (1)
3514 W 20TH PL
GARY, IN 46404

Zoning

Subdivision

Lot

Market Model
2545-004 - Residential

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage
Improving

Printed Saturday, January 7, 2023

Review Group 2020

Ownership

D&L Associates LLC
PO Box 253
Schererville, IN 46375

Legal

F. R. MAAS 2ND ADD. ALL L. 45 BL.1 W. 15 FT. L.
46 BL.1 E. 10 FT. L. 44 BL.1



Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (WIP, AA), As Of Date (01/09/2022, 05/27/2022, 05/15/2021, 05/23/2020, 05/24/2019, 05/05/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$11,600), Land Res (1) (\$11,600), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$5,200), Imp Res (1) (\$5,200), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$16,800), Total Res (1) (\$16,800), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (75), Size (75x125), Factor (0.92), Rate (\$187), Adj. Rate (\$172), Ext. Value (\$12,900), Infl. % (-10%), Res Elig % (100%), Market Factor (1.0000), Value (\$11,610)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/04/2021 to 10/04/2006.

Res

Notes

4/22/2021 SIN#F: Data enterd sale disclosure sale date 1/20/21 sale price \$1,900.00 sale invalid sold on tax sale no physical characteristic change made as of today. TCaldwell 4/21/2

11/21/2019 RYR2-20: No physical characteristic changes made as of 11-21-19. Folder #2545-3.

6/7/2018 FDAT: Corrected dwelling condition from fair to very poor.

3/8/2018 SIN#F: DATA ENTERED 3-8-18 C.WALKER INVALID

11/10/2015 16CE: 2016 Cyclical Entered 2545-9 Assessed correctly. A. Boudreaux 11/10/2015

11/10/2015 SVAL: Sales Validation SDF# 2015-4209816 Invalid sale, vacant, boarded up. Corrected grade to D+1 per field inspect. 10/21/2015 TCurbelo

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value) and values.

Data Source External Only

Collector 06/14/2019

KENYA STINES

Appraiser 11/14/2019

KENYA STINES

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 109 - Cape cod  
**Finished Area** 1768 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Patio, Concrete	476	\$2,600

**Plumbing**

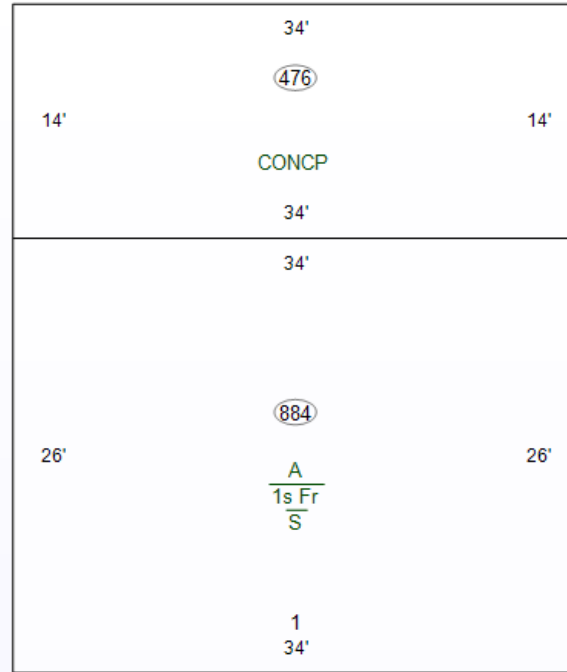
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	2

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	884	884	\$72,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	884	884	\$15,900	
Bsmt				
Crawl				
Slab	884	0	\$0	

**Total Base** \$88,700

**Adjustments 1 Row Type Adj. x 1.00** \$88,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$88,700

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,600	\$91,300
Garages (+) 0 sqft	\$0	\$91,300
Quality and Design Factor (Grade)		0.85
Location Multiplier		1.04
<b>Replacement Cost</b>		<b>\$80,709</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	D+1	1961	1961	61 VP		1.04		1,768 sqft	\$80,709	95%	\$4,040	0%	100%	1.000	1.2800	\$5,200